

Communication from Public

Name: Heritage Properties

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Council File No: 21-0934

Comments for Public Posting: A closer reading of the most recent CPIO shows why the 2016 linkage study is attached in the Council File to the CPIO. A whole new section was added to the CPIO since the City Planning Commission (and it appears after PLUM) with new linkage fees and a whole new density bonus program for non-affordable housing projects ---which did not appear in the CPIO Exhibit G considered by PLUM. I know this has been going on for years and it is alot to follow, but this is a HUGE change.

- (iv) Address of the site;
- (v) Name and contact information for the owner or manager of the site; and
- (vi) Instructions to call 311 in the case of questions or complaints.

D. CPIO Additional Affordable Housing Linkage Fee Projects.

1. Requirements. A Project that meets all of the following requirements shall be eligible for the CPIO Bonus Incentives in Section II-4.D.2:

- (a) **Non-Residential Uses.** The Project is entirely comprised of Non-Residential Uses.
- (b) **CPIO Additional Affordable Housing Fee Payment.** Prior to the issuance of a building permit, the applicant shall pay a CPIO Additional Affordable Housing Fee in an amount calculated in Paragraph (c), below. Any fees paid under this Paragraph shall be placed in the trust fund created under Los Angeles Administrative Code Section 5.522 and may be used for any purpose authorized for monies in that trust fund.
- (c) **CPIO Additional Affordable Housing Fee Amount.** The CPIO Additional Affordable Housing Fee shall be calculated as the amount of additional floor area (in square feet) above the Base FAR in the Project devoted to the uses described in the CPIO Additional Affordable Housing Fee Schedule below, as determined by the Director, multiplied by the amount of the applicable fee for that use, as found in the most recent CPIO Additional Affordable Housing Fee schedule, as maintained by City Planning, at the time the building permit for the Project is issued. The CPIO Additional Affordable Housing Fee shall be consistent with the “high feasible fee” in the “High Market Zone” in the Los Angeles Affordable Housing Linkage Fee Nexus Study (attached as Appendix B), which may be adjusted by the latest price index as provided the Study, minus the current Linkage Fee for non-residential projects.

Example of the CPIO Additional Affordable Housing Fee Schedule
(from June 29, 2023)

Type of Use	Fee per Square-Foot
Office	\$33.00
Retail	\$27.00
Hotel	\$24.00
Industrial	\$17.00
Warehouse	\$24.00